

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #20-09
2020 OCTOBER 21

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** PC Urban Properties Corp.
Attn: Dan Cupa
Suite 880 – 1090 West Georgia Street
Vancouver, BC V6E 3V7
- 1.2 Subject:** Application for the Rezoning of:

Lot "A" (X75108) District Lots 35 And 151 Group 1 New Westminster District Plan 51937 and Lot 199 District Lots 35 And 151 Group 1 New Westminster District Plan 47944
- From:** CD Comprehensive District (C3 General Commercial District and CD Comprehensive District C6a Gasoline Service Station District, P8 Parking District and Metrotown Downtown Plan as guidelines)
- To:** Amended CD Comprehensive Development District (RM4s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 3777 and 3791 Kingsway (Sketches #1 and #2 *attached*).
- 1.4 Size:** The subject site is triangular in shape with a site area of approximately 26,766.6 m² (288,113 sq. ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-density mixed use development consisting of residential, office, and retail uses, including the retention and integration of the original office component on-site.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.

An Inclusive Community

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.

A Dynamic Community

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is within the Central Park North neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2), and is designated for high-density mixed-use development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines.
- 3.2 The property at 3777 Kingsway is improved with the iconic Telus building, an L-shaped tower block consisting of two terraced modernist style buildings with a height of up to 21 storeys. Built in the 1970's under Rezoning Reference #74-32, this property housed the BC-Tel headquarters (now Telus) and has since been utilized for general commercial office. The property at 3791 is improved with a surface parking lot and landscaping.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the redevelopment of the subject site to provide an opportunity for a high-density mixed-use infill development in line with the site's CD Comprehensive Development District based on an RM4s Multiple Family Residential District, C3 General Commercial District designation in the adopted Metrotown Downtown Plan.
- 4.2 The applicant is seeking to largely retain the 21 storey Telus tower, referred to as 'The Boot' while removing other existing structures on site to allow for the delivery of a high-density commercial, residential and retail mixed-use development. The proposal envisions four high-rise towers atop mixed-use podiums with activated street frontages along Boundary Road and Kingsway; improved site circulation and underground parking; and open space amenities.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

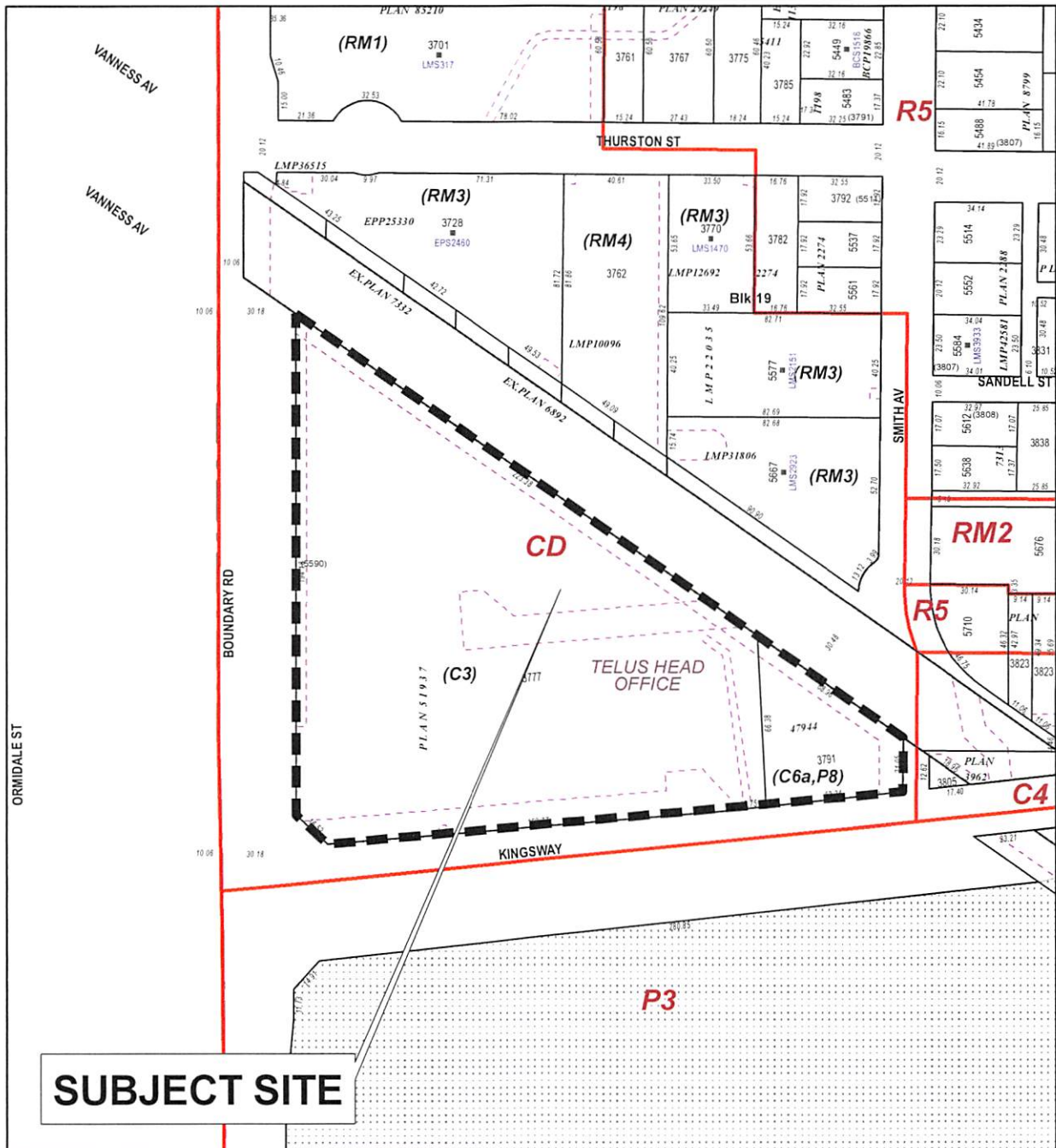
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JDC:tn

Attachments

cc: City Solicitor
City Clerk



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



Date:
OCT 19 2020

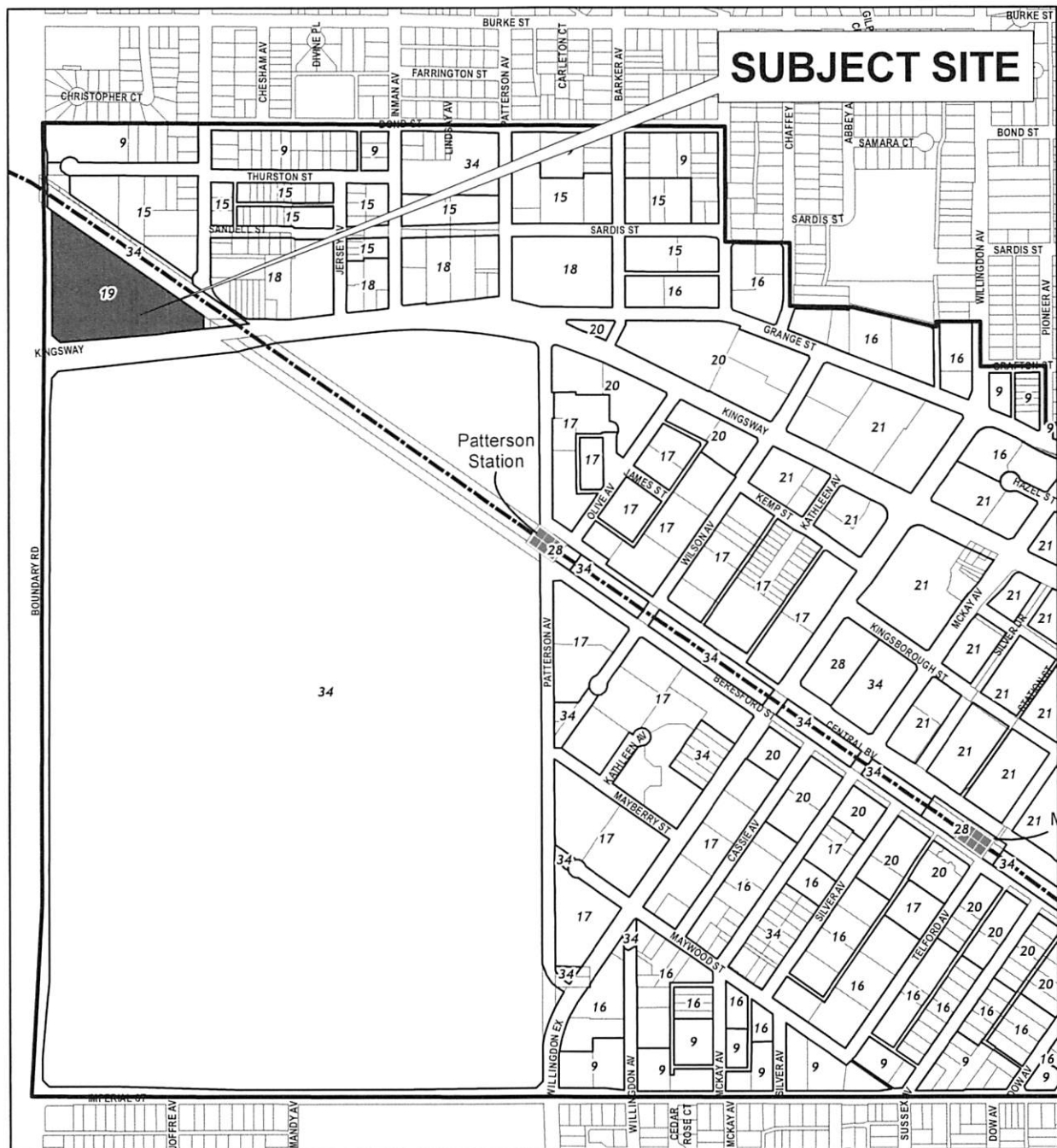
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**REZONING REFERENCE #20-09
3777 AND 3791 KINGSWAY**

 Subject Site

Sketch #1



- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

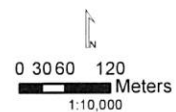
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on October 19, 2020

Metrotown Plan



Sketch #2